

**Wildflower II  
Association of Unit Owners  
Annual Meeting  
September 20th, 1997  
1:00 PM-Pozzi Center  
Sunriver, Oregon**

**Meeting Minutes**

(These minutes are subject to approval at the next regularly scheduled Annual Meeting, 1:00 PM  
September 19th, 1998.)

**Directors Present:** Chuck Beardsley(#46), Ron Wise(#51), and Steve Peters(#55)

**Owners Present:** Jim and Jo Hardie(#22), Carol Berkley and Jeff Bodie(#30), Ray and Betty Cook(#31), Penny Englert(#34), Mr. And Mrs. Edwin Bishop(#37), and Allene Brooks(#48).

**Call to Order**

Chuck Beardsley called the meeting to Order at 1:05 PM.

**Certification of Proxies**

Units 19, 20, 23, 25, 26, 29, 32, 33, 40, 42, 45, 47, 49, 52, 53, 60, 62, 64, and 65 were represented by written proxy and units 22, 30, 31, 34, 37, 46, 48, 51, and 55 were represented in person. A total of 28 units were represented either by written proxy or in person, therefore a quorum was established.

**Approval of The Minutes from the 1996 Annual Meeting**

Ray Cook(#31) moved to approve the 1996 Annual Meeting minutes as submitted. Steve Peters Seconded, and motion carried.

**Financial Report**

Ron Wise gave the financial report for the Wildflower II association. Ron mentioned garbage collection service expenses had increased slightly. He also mentioned that the association is continuing to replace sunken decks and perform other roof repairs via the budget set forth every year. Ron mentioned the only area that is fairly unpredictable in terms of cost is the yearly snow removal budget numbers. Ray Cook moved to approve the financial report given by Ron Wise, the Association Treasurer. Ed Bishop seconded, and motion carried.

**Ridgepine Managers Report**

David Washburn submitted his written report to the association. David reviewed the landscaping service as the 1997 season is ending. Steve Peters went over the tree removal and ladder fuel reduction goals of the association concerning the grounds around the Wildflower II association. Allene Brooks(#48) mentions that a goal of the association should be to plant trees as diseased and hazard trees are removed. Ed Bishop(#37) mentions getting ponderosa seedlings from the Nature Center to plant around the grounds. Jim Hardie(#22) mentioned the unsightliness of the stumps around the association. David updated the association on approximately how much it has spent on sunken deck replacements and roof repairs for the 1997 fiscal year as of August 31st, 1997. David thanked the owners for all their thoughts and ideas over the summer pertaining to their association.

### Grounds Maintenance/Painting

Steve Peters explained that the last mowing of the year had taken place by High Desert Landscaping. Steve went on to say that the grounds looked to be well kept and that the association seemed to be pleased with the grounds maintenance being performed. Steve explained that grounds maintenance is within budget to this point and that the reduced water schedule seemed to work well over the summer. Steve covered that units 31, 32, 37, 38, 39, 40, 41, 42, 43, 44, 47, 48, 49, and 50 had all the dark trim and the logs on the decks painted of each unit painted this summer. Steve stated this fall units 33, 34, 35, 36, 45, and 46 will also have all the trim and the logs on the decks painted. As well next spring units 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, and 30 will be painted.

### Roof Project Update

Chuck Beardsley went into detail about the approach which the board is now moving forward with in regards to the shake roof portion of the Wildflower II association buildings. Chuck explained that this past winter he had his own roof repaired by a process known as shingle weaving. Chuck paid for the work on his own to see if the results he achieved would be a viable alternative to completely replacing all the roofs in the association with either metal or composite as was discussed at last years Annual Meeting. Chuck stated that this approach of physically going over each roof in the association and removing any broken or damaged shingles, repairing any exposed felt, and weaving in or replacing the damaged shingles with new shingles is a very cost effective way to prolong the life of the shake roofs in the Wildflower II association. The cost to perform the work which Chuck had performed on his unit for the whole association is roughly \$9500.00. Chuck stressed that the actions taken at the 1996 Annual meeting regarding replacement of the roofs with either a composite or metal are still relevant actions and ideas. Chuck stated the Board is not moving forward at this time with the idea of replacing all the shingle roofs with either a metal or composite roof. The shingle weave should prolong the life of the shake roofs an estimated 5-10 years. Ray Cook(#31) moved to have all the units in Wildflower II under go and extensive shake weave which will be reflected in the 1998 Budget. Carol Berkley seconded, motion carried.

### Old Business

Ray and Betty Cook mention that the irrigation seemed to come on around 11:00 PM. They mentioned a start time of 1:00 AM would most likely interfere less with owners and guests coming back to their units late at night. Ray Cook mentioned that a bit of over painting was present on his unit which was repainted this year.

### New Business

The idea of having a work party early in the spring to clear ladder fuel and remove a few of the smaller trees that the Nature Center marked as hazard or diseased trees was discussed. Steve Peters volunteered to work on the date and feasibility of having a work party for the association. The month of April was discussed as a possible time. Allene Brooks mentioned that owners should be notified of the proposed tree removal so that each owner can forward information to the Board regarding trees that they would like to not have removed around their units.

Steve Peters spoke about the fact that if owners are aware of trees around their unit that they **do not** want removed and which are marked with red/orange paint to call David so that these trees can be noted and marked so that they are **not** removed. Steve stated that a letter will also be sent out stating this procedure around the first of the year to give everyone time to evaluate the marked trees around their units.

A tentative date of April 18th, 1998 was noted as a possible date for a work party to clear small trees and brush around the Wildflower II association.

Allene Brooks also mentioned that she would like to install protective bars on the window near the door to her sunken deck. The Board expressed that they saw no reason why she shouldn't be able to do that at her own expense for added security of that window.

Chuck Beardsley relinquished the chair to Ron Wise so that nominations could be opened from the floor for one position on the Board of Directors. This position is for a two year term to end in the fall of 1999.

#### Nominations from the floor

Ron Wise opened the floor for nominations. Ed Bishop mentioned that Chuck Beardsley's term was up and that he would like to again nominate Chuck Beardsley for the open position on the Board of Directors. No further nominations were received from the floor.

Ron Wise returned the chair to Chuck Beardsley after the nominations from the floor were closed.

#### Election of Directors

Ed Bishop moved to elect Chuck Beardsley to the Board of Directors. Ray Cook seconded, motioned carried.

#### Approval of the Actions of the Board for the previous year

James Hardie moved to approve the actions of the Board for the previous year. Ray Cook seconded, motion carried.

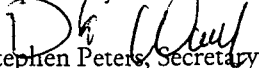
#### Approval of the 1998 Budget

Ron Wise went over the proposed 1998 Budget. Ron explained that the budget for next year included no anticipated increase in annual dues assessment and that the \$9600.00 budgeted for the roof repair/shingle weave project mentioned earlier in the meeting was within the budget guidelines for 1998. As well, general maintenance and garbage removal will require anticipated budget increases for 1998. Also \$5340.00 will be budgeted for tree removal with the assumption that a work party, if it occurs in April of 1998, will decrease the expenditure of the budgeted amount for tree removal by an as yet undetermined amount. Ron also stated that the painting of the remainder of the Phase II units is in the 1998 budget along with \$14,000.00 to continue with the sunken deck replacement program. Ray Cook moved to approve the 1998 Budget as proposed by Ron Wise, Treasurer of the Wildflower II association. Carol Berkley seconded, motion carried.

A copy of the approved 1998 budget will be included in the post annual meeting packet.

Meeting Adjourned at 3:10 PM

Respectfully Submitted,

  
Stephen Peters, Secretary

David Washburn  
Ridgepine, Inc.

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## **Managers Report**

### **Year in Review**

This past summer the Wildflower II association learned they would have a new association manager. In that short time and during the busy summer season I have tried to meet as many owners as possible and walk the grounds and property of the association at least once a week. A change such as this at this time of year is dare I say, very challenging. From browsing files, correspondences, financial records, contracts, and the like I am impressed and excited to be working with the Wildflower II association of unit owners. My goal is simple, to make the association a better place to live, vacation, play, and relax through creative ideas and constructive team work with the association. Because of this I look forward to hearing everyone's perspective on the past year, and everyone's goals and ideas for the new year.

### **Landscaping**

The landscaping contract is currently with High Desert Landscaping. The contracted price for 1997 season is for \$5030.00. The actual total cost for the service for this season will be around \$6000.00. The difference is explained by the fact that several sprinkler heads always seem to go south every year and other minor service and repair of the irrigation system is common throughout the summer months. The grounds have been kept to the stated contract guidelines and the water has been shut off for the season. The unseasonably wet weather may explain why the grass and vegetation is so green and high for this time of year.

### **Tree Removal**

On April 26th of this year Sue Hinton with the Nature Center surveyed the Wildflower II association. She walked the grounds and marked trees which she felt were either diseased and or too close to structures or other trees. This permit was never acted upon for two reasons. For one, removing trees is a fairly expensive proposition for any association. The Nature Center came up with 165 trees/saplings that they marked for being acceptable to remove. The bid to remove these trees was \$5340.00. The second reason the permit was not acted upon is that removing trees is always a bit tricky in terms of those owners who don't mind having a few trees removed around their unit versus those owners who feel any tree removal is

environmentally unwarranted and too costly. The common middle ground which I've seen work well in this scenario is that only those trees which present an immediate hazard to structures are removed automatically. All other diseased and unhealthy trees around units will only be removed if requested by the owners and if the budget of the association permits. So at this point I ask owners to survey the common area around their unit and realize that at this point there is not movement for tree removal. If you believe you have a hazard tree or limbs close to your unit please forward your concerns to my desk.

### Roof and Sunken Decks

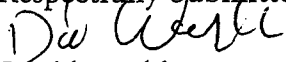
Sunken decks on units #19, 27, 35, and 36 have been replaced this year. Units #35 and 36 have had a sloped roof package installed this year as well. For 1997 the association has spent approximately \$18000.00 on these capital improvements alone. As of today only nine more sunken decks need to be replaced in the association. From speaking with many owners and leafing through volumes of paper work on the flat roof and sunken deck battle I am confident the battle is being won by the association. Though it may not seem like it at times, less of mother nature is ending up in the units than in years past. This complex problem will not go away soon, the association can only push forward to complete the sunken decks areas as soon as is financially possible and continue to tackle the flat roof problem one day at a time. The association spent \$2800.00 this last winter on roof repairs and snow shoveling of the flat roofs and sunken decks. These repairs consisted of caulking around chimneys, patching flat roof leaks, repairing flashing around skylights, chimneys, and decks, and shoveling snow off roofs and decks as a precautionary and aggressive stance towards keeping the roofs clear of excess snow and water. The inherent conflict of a flat roof line in a climate like Sunriver will forever create a certain amount of headaches for all of us. I am confident in the fact that as all the sunken decks are replaced the incidence of large leaks will be greatly diminished for all owners. As the sunken deck replacement phase is nearing completion the flat roof problem can take precedent. One thing at a time seems to be the best course when dealing with this complex issue. Of course every leak and its source presents a new challenge and the association has installed slope roof packages on those units that faced no other alternative to combat a serious leaking problem other than installing the slope roof package. I would like to thank Allene Brooks, Ed Bishop, Dave Burkebile, and all the other owners too numerous to mention that have filled me in and helped me form a clearer picture of this challenge which your association faces.

### Conclusions and Thoughts

I look forward to working with the Wildflower II association over the next year. Though I will inevitably work most closely with the board, my goal is to not just be

recognized by all Wildflower II owners but to be an open ear and a source for honest and candid information for all owners. Thank You.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "David Washburn". The signature is written in a cursive, flowing style.

David Washburn  
Ridgepine, Inc.